

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
DECEMBER 13, 2011

TIME: 6:00 P.M.

PLACE: Caffè NaVona Restaurant, Route 46, Rockaway, New Jersey

CALL TO ORDER: Chairman Hall called the meeting to order at 6:00 P.M.

ROLL CALL: Chairman Hall requested that the roll be called.

PRESENT

Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm (late arrival)
Vice Chairman Tappen
Chairman Hall

ABSENT

Commissioner Denecke
Commissioner Ricciardelli

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this thirteenth day of December, 2011 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Dolan seconded by Vice Chairman Tappen approving the minutes of November 7, 2011. The following votes were cast:

AYES

Commissioner Dolan
Commissioner Koldewyn
Vice Chairman Tappen

ABSTAIN

Chairman Hall

NAYS

Chairman Hall declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn Approving the Schedule of Warrants for December 13, 2011. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Koldewyn
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2011 – 40 – A motion was made by Commissioner Dolan seconded by Vice Chairman Tappen Awarding Contract for Turnover and Cycle Painting to **Devlin Contracting, Inc.** The following votes were cast:

AYES
Commissioner Dolan
Commissioner Koldewyn
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2011 – 41 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Awarding Contract for Floor Finish Replacement for Turnover Apartments for Housing Authority of the County of Morris Complexes to **Best Value Rugs & Carpets.** The following votes were cast:

AYES
Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2011 – 42 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn to Write off Uncollectible Tenant Accounts Receivables. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2011 – 43 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Approving the Action of the County Administrator in Signing

the Application for the Administration of Cobra and Flex Benefit Plans for the Housing Authority County of Morris. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2011 – 44 – A motion was made by Commissioner Dolan seconded by Vice Chairman Tappen Adopting the Housing Authority of the County of Morris 2011 Budget. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2011 – 45 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Assignment of Tax Sale Certificate from Housing Authority County of Morris to Morris County Affordable Housing Corporation. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Morris County Affordable Housing Corporation

Hazel Street

The condo is empty. We are waiting for Tribeca to hand it over to us.

Peer Place

They are moving along. Concerns about them making sure the place is closed up before the winter. The roof is still not totally finished and when it rains it is coming into the building. Mr. Henshaw suggested a conference call with the Architect, Seth Leeb to discuss the issues.

Carlton Street

Ms. Strater reported that a proposed form of purchase and sale agreement was sent to the Attorney for the property owners for \$200,000 for vacant land. We are looking at building 5 attached units on 4 lots. We will go before the Township to see what they say, if it is possible or not. The contract has a number of days of due diligence incorporated into it to protect us in case this project will not work.

Committee Reports

None.

New Business

Chairman Hall informed the Board that we have approximately \$659,000 of surplus funds from the Voucher Program. It is pre-2004 unrestricted operating reserves. We need to transfer it by resolution to Morris County Affordable Housing Corporation before HUD takes it back.

Resolution 2011 – 46 – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Approving Pre-2004 Section 8 Unrestricted Operating Reserves Donation of Funds to the Morris County Affordable Housing Corporation. The following votes were cast:

AYES

Commissioner Dolan
Commissioner Koldewyn
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Old Business

None.



Roberta L. Strater, Director/Secretary

1/10/12
Date Adopted